



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

July 28, 2016

4:00 pm Regular Meeting

2601 Bransford Avenue
Metropolitan Public Schools Administration Building

MISSION STATEMENT

The Planning Commission guides growth and development as Nashville and Davidson County evolve into a more socially, economically and environmentally sustainable community, with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

Greg Adkins, Chair
Jessica Farr, Vice-Chair

Lillian Blackshear
Stewart Clifton
Brenda Diaz-Flores
Jeff Haynes

Jim McLean
Brian Tibbs
Councilmember Burkley Allen
Jennifer Hagan-Dier, representing Mayor Megan Barry

J. DOUGLAS SLOAN, III
Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300
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Notice to Public

Please remember to turn off your cell phones.

The Commission is a 10-member body, nine of whom are appointed by the Metro Council and one of whom serves as the mayor's representative. The Commission meets on the 2nd and 4th Thursday of each month at 4:00 p.m., unless otherwise noted. The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, the Commission recommends an action to the Metro Council (e.g. zone changes, specific plans, overlay districts, and mandatory referrals). The Metro Council can accept or not accept the recommendation.

Agendas and staff reports can be viewed on-line at www.nashville.gov/mpc/agendas or weekdays from 7:30 a.m. to 4:00 p.m. at the Planning Department office located at 800 2nd Avenue South, downtown Nashville.

Meetings on TV can be viewed live or shown at an alternative time on Channel 3. Visit www.nashville.gov/calendar for a broadcast schedule.

Writing to the Commission

You can mail, hand-deliver, fax, or e-mail comments on any agenda item to the Planning Department. For the Commission to receive your comments, prior to the meeting, you must submit them by **noon the day of the meeting**. Otherwise, you will need to bring 15 copies of your correspondence to the meeting and during your allotted time to speak, distribute your comments.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300
Fax: (615) 862-7130
E-mail: planning.commissioners@nashville.gov

Speaking to the Commission

If you want to appear in-person before the Commission, view our tips on presentations on-line at www.nashville.gov/mpc/pdfs/mpc_mtg_presentation_tips.pdf and our summary regarding how Planning Commission public hearings are conducted at www.nashville.gov/mpc/docs/meetings/Rules_and_procedures.pdf. Briefly, a councilmember may speak at the very beginning of the commission meeting, after the individual item is presented by staff, or after all persons have spoken in favor or in opposition to the request. Applicants speak after staff presents, then, those in favor speak followed by those in opposition. The Commission may grant the applicant additional time for a rebuttal after all persons have spoken. Maximum speaking time for an applicant is 10 minutes, individual speakers is 2 minutes, and a neighborhood group 5 minutes, provided written notice was received prior to the meeting from the neighborhood group.

- Day of meeting, get there at least 15 minutes ahead of the meeting start time to get a seat and to fill-out a "Request to Speak" form (located on table outside the door into this meeting room).
- Give your completed "Request to Speak" form to a staff member.
- For more information, view the Commission's Rules and Procedures, at www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf

Legal Notice

As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or e-mail her at josie.bass@nashville.gov. For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

MEETING AGENDA

A: CALL TO ORDER

B: ADOPTION OF AGENDA

C: APPROVAL OF JULY 14, 2016 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

1. 2016Z-011TX-001
4. 2016S-136-001
2811 WIMBLEDON
6. 66-84P-001
LEXINGTON RESIDENTIAL PUD (PERIODIC REVIEW)
8. 2016Z-065PR-001
9. 2016Z-083PR-001
- 10a. 2016CP-014-002
DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN
- 10b. 2016SP-046-001
BINNS FARMS SP
14. 2016SP-058-001
1700 NEAL TERRACE SP

F: CONSENT AGENDA ITEMS

NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

2. 2016S-110-001
CUMBERLAND COVE
3. 2016S-115-001
HAYNES PARK SUBDIVISION SECTION 1 RESUB OF RESERVE PARCEL
5. 2005P-030-007
RAVENWOOD PHASE 2 (REVISION)
7. 2016SP-029-001
LEBANON PIKE SP
11. 2016Z-012TX-001
12. 2016Z-013TX-001

- 13. 2016SP-057-001**
318 WILBURN STREET
- 15. 193-65P-001**
5304 CANE RIDGE ROAD
- 16. 2016Z-068PR-001**
- 17. 2016Z-070PR-001**
- 18. New employee contract for Laura Hardwicke and contract amendment for Michael Briggs**
- 22. Accept the Director's Report and Approve Administrative Items**

G: ITEMS TO BE CONSIDERED

1. 2016Z-011TX-001

BL2016-265

Staff Reviewer: Jason Swaggart

A request to amend Section 17.40.120 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to the determination of inactivity of a planned unit development, requested by Councilmember Mina Johnson.

Staff Recommendation: Defer to the August 25, 2016, Planning Commission meeting.

2. 2016S-110-001

CUMBERLAND COVE

Council District 20 (Mary Carolyn Roberts)

Staff Reviewer: Jason Swaggart

A request for final plat approval to create three lots for property located at Basswood Avenue (unnumbered), at the terminus of Edsel Drive (0.82 acres), zoned R10, requested by Southern Precision Land Surveying, applicant, Jean Lafitte Designs, LLC, owner.

Staff Recommendation: Approve with conditions.

3. 2016S-115-001

HAYNES PARK SUBDIVISION SECTION 1 RESUB OF RESERVE PARCEL

Council District 01 (Sharon W. Hurt)

Staff Reviewer: Patrick Napier

A request for final plat approval to remove the reserve parcel status and to create one lot for property located at 117 Haynes Park Drive, approximately 390 feet northeast of West Hamilton Avenue, zoned RS7.5 (0.18 acres), requested by Crenshaw Land Surveying, applicant; Equity Trust Company, owner.

Staff Recommendation: Approve with conditions.

4. 2016S-136-001

2811 WIMBLEDON

Council District 25 (Russ Pulley)

Staff Reviewer: Karimeh Sharp

A request for concept plan approval to create three lots on property located at 2811 Wimbledon Road, at the southeast corner of Wimbledon Road and Hilldale Drive, zoned R10 and R20 (1.49 acres), requested by Dale & Associates, applicant; Elliott Jones, owner.

Staff Recommendation: Defer to the August 11, 2016, Planning Commission meeting.

5. 2005P-030-007

RAVENWOOD PHASE 2 (REVISION)

Council District 14 (Kevin Rhoten)

Staff Reviewer: Patrick Napier

A request to revise a preliminary plan for a portion of a Planned Unit Development Overlay for property located at Stone River Road (unnumbered), at the northern terminus of Stone Hall Boulevard, zoned RM6 (30.51 acres), to permit 121 residential units located in Phase 2 where 152 townhomes were previously approved, requested by Civil Site - Clarksville, PLLC, applicant; Ravenwood Country Club, LLC, owner.

Staff Recommendation: Approve with conditions.

6. 66-84P-001

LEXINGTON RESIDENTIAL PUD (PERIODIC REVIEW)

Council District 22 (Sheri Weiner); 23 (Mina Johnson)

Staff Reviewer: Lisa Milligan

A request for a periodic review for a portion of the Lexington Residential Planned Unit Development Overlay District located at Old Hickory Boulevard (unnumbered), approximately 1,045 feet south of Ridgelake Parkway, zoned RM4 and R20 (123.01 acres), requested by Councilmember Sheri Weiner, applicant; Nandi Hill Associates, owner.

Staff Recommendation: Defer to the August 11, 2016, Planning Commission meeting.

7. 2016SP-029-001

LEBANON PIKE SP

Council District 15 (Jeff Syracuse)
Staff Reviewer: Latisha Birkeland

A request to rezone from CL and RS10 to SP-R zoning for properties located at 1636 Lebanon Pike and Lebanon Pike (unnumbered), approximately 290 feet north of the intersection of Lebanon Pike and Lebanon Pike Circle, (3.88 acres), to permit up to 36 multi-family residential units, requested by Murray D. Shanklin, applicant; Robert L. Berard, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

8. 2016Z-065PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Alex Deus

A request to rezone from RS5, CL, CN and IWD to RM20-A zoning for properties located at 1517, 1519, 1521, 1523, 1531 and 1601 Jones Avenue, 802 and 804 Cherokee Avenue, 701 and 709 Chickasaw Avenue, at the southeast corner of Jones Avenue and Chickasaw Avenue (3.14 acres), requested by Councilmember Scott Davis and Freeman Construction, applicants; various property owners.

Staff Recommendation: Defer to the August 11, 2016, Planning Commission meeting.

9. 2016Z-083PR-001

Council District 02 (DeCosta Hastings)
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to RM20-A zoning for properties located at 503, 507, 513, 523 Weakley Avenue and Weakley Avenue (unnumbered), approximately 500 feet northeast of Baptist World Center Drive (0.93 acres), requested by Councilmember DeCosta Hastings, applicant; various property owners.

Staff Recommendation: Defer to the August 11, 2016, Planning Commission meeting.

10a. 2016CP-014-002

DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN

Council District 14 (Kevin Rhoten)
Staff Reviewer: Anita McCaig

A request to amend the Donelson-Hermitage-Old Hickory Community Plan by amending the Community Character policy from Conservation and T2 Rural Maintenance to Conservation and T3 Neighborhood Maintenance Policy (285.03 acres) for property located at 2040 Hickory Hill Land, requested by Dale & Associates, applicant; Linda Binns Disspayne and Tom Disspayne, owners. (See also associated case #2016SP-046-001.)

Staff Recommendation: Defer to the August 11, 2016, Planning Commission meeting.

10b. 2016SP-046-001

BINNS FARMS SP

Council District 14 (Kevin Rhoten)
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to SP-R zoning for property located at 2040 Hickory Hill Lane, approximately 105 feet northwest of Bonna Creek Drive (285.03 acres), to permit up to 500 single-family lots, requested by Dale & Associates, Inc., applicant; Linda Binns Disspayne and Tom Disspayne, owners. (see also case # 2016CP-014-002).

Staff Recommendation: Defer to the August 11, 2016, Planning Commission meeting.

11. 2016Z-012TX-001

BL2016-327

Staff Reviewer: Jason Swaggart

A request to amend Section 17.08.030 and Section 17.16.090 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to artisan distilleries, by making artisan distilleries a use permitted with conditions in the Commercial Amusement zoning district, requested by Councilmember Jeff Syracuse.

Staff Recommendation: Disapprove as submitted. Approve substitute ordinance.

12. 2016Z-013TX-001

BL2016-309

Staff Reviewer: Jason Swaggart

A request to amend Sections 6.28.030, 17.16.250, and Chapter 17.32 of the Metropolitan Zoning Code, with regard to sign regulations, requested by Metro Legal Department.

Staff Recommendation: Approve the amendments to Title 17.

13. 2016SP-057-001

318 WILBURN STREET

Council District 05 (Scott Davis)

Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to SP-R zoning for property located at 318 Wilburn Street, approximately 440 feet west of Lischey Street, (0.19 acres), to permit two detached homes, requested by Anthonio Tucker, applicant and owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

14. 2016SP-058-001

1700 NEAL TERRACE SP

Council District 17 (Colby Sledge)

Staff Reviewer: Alex Deus

A request to rezone from R6 to SP-R zoning for property located at 1700 Neal Terrace, at the corner of Southgate Avenue and Neal Terrace, (0.17 acres), to permit up to four residential units, requested by Dale & Associates, applicant; Primera, LLC, owner.

Staff Recommendation: Defer indefinitely.

15. 193-65P-001

5304 CANE RIDGE ROAD

Council District 32 (Jacobia Dowell)

Staff Reviewer: Latisha Birkeland

A request to revise the preliminary plan for a portion of a Planned Unit Development Overlay District for property located at 5304 Cane Ridge Road, at the southeast corner of Cane Ridge Road and Target Drive (1.15 acres), zoned SCR to permit a 5,583 square foot medical office and a 2,000 square foot restaurant, requested by Barge Waggoner, Sumner & Cannon, Inc., applicant; Shreiban Ammon, trustee, owner.

Staff Recommendation: Approve with conditions.

16. 2016Z-068PR-001

Council District 05 (Scott Davis)

Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to RM20-A zoning for properties located at 122 and 124 Elmhurst Avenue, at the southeast corner of Lucille Street and Elmhurst Avenue, (0.49 acres), requested by Councilmember Scott Davis, applicant; W. M. Jones, Helen Katherine Creson and Stephen F. Meade, owners.

Staff Recommendation: Approve.

17. 2016Z-070PR-001

Council District 30 (Jason Potts)

Staff Reviewer: Patrick Napier

A request to rezone from R6 to RM15-A zoning for property located at 322 Wallace Road, approximately 230 feet southwest of Humber Drive, (1.92 acres), requested by Lukens Engineering Consultants, applicant; Jorge Lopez, owner.

Staff Recommendation: Approve.

H: OTHER BUSINESS

18. New employee contract for Laura Hardwicke and contract amendment for Michael Briggs

19. Historic Zoning Commission Report

20. Board of Parks and Recreation Report
21. Executive Committee Report
22. Accept the Director's Report and Approve Administrative Items
23. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

Location change for the following MPC meeting:

July 28, 2016

MPC Meeting

4 pm, 2601 Bransford Avenue, Metropolitan Public Schools Administration Building

August 11, 2016

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

August 25, 2016

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

September 08, 2016

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

J: ADJOURNMENT